

Hartford Region's Biggest Developments

Ranked by cost as of December

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Rank	Development project	Cost	Description	Parties involved	Stage of development
1	ESPN Bristol	\$500 million	Group of structures to be built over 10 years at the sports network's campus.	ESPN, Walt Disney Co.	On schedule. Employee wellness center and company store converted from an old gym opened in April. Renovated radio network building opened this fall. Digital center and new offices slated to open in 2004.
2	CIGNA/Gillette Ridge Bloomfield	\$300 million	Former 650-acre office park will be converted into a complex including a golf course, hotel/conference center, homes, apartments, offices, retail space and a daycare.	CIGNA, Cottage Grove Real Estate Inc., Congen Properties, Bazzuto Group, Kemper Sports Management	On schedule. Golf course is slated to open July 2004, apartments begin leasing in April 2004, construction of houses to begin early 2004, and construction of retail to begin spring 2004.
3	Connecticut Convention Center and Hartford Marriot Downtown Hartford	\$267 million (\$190 million convention center, \$77 million hotel)	Convention center at Adriaen's Landing with 150,000-sq.-ft. exhibit hall and 40,000-sq.-ft. ballroom. Phase I of hotel will include 409 rooms, spa and pool; Phase II will bring rooms to 700 total. Slated for simultaneous opening in 2005.	CCEDA; Waterford Group LLC; State of Connecticut; TVS Inc.; Brennan Beer Gorman Architects	On schedule to open in 2005. Convention center 60% complete. Construction of hotel under way, with deep foundation complete.
4	UConn 2000 Program Storrs	\$207 million	Part of a 10-year, \$990 million upgrading effort. Projects include: student union building (\$42.5 million); School of Pharmacy (\$87 million); Center for Undergraduate Education (\$11 million); Gentry Building renovations/addition (\$10 million); William Benton Museum of Art addition (\$3 million).	UConn, State of Connecticut, Konover Construction, Gilbane Construction	Phase I of student union building slated for completion in January, and Phase II in June 2004. School of Pharmacy completion expected in August. Center for Undergraduate Education to open early 2004. Gentry building set to open in April. Work on Museum of Art expansion scheduled for completion in March.
5	Town Square Hartford	\$155 million	A 1-million-sq.-ft. project with 262 residential units in a 36-story high rise. Project includes retail space, apartments, offices, parking and a new public gathering space and entrance for the coliseum.	Northland Investment Corp., City of Hartford, Aetna Inc., CCEDA	Project is on time, with all city approvals in hand. Final designs are completed. Groundbreaking is now set for Q1 2004, with completion projected for Q1 2006.
6	Blue Back Square West Hartford	\$150 million	A 550,000-square-foot multi-use project including offices, luxury condominiums, a Healthtrax facility and 200 sq. ft. of retail space.	Raymond Road Associates (joint venture: Street-Works, JDA Development), Town of West Hartford	Project plans presented to West Hartford Town Council in November. Construction expected to begin summer 2004 and to be completed in 2006.
7	Colt Gateway Hartford	\$110 million	Project plans call for restoration of all buildings on the 110-acre site with development of commercial, retail and light industrial space; museum exhibits; and public recreational and park space. Up to 70% of the project to be developed into 300 apartment units.	Homes For America Holdings Inc., Tai Soo Kim Partners	Construction is under way to rehabilitate the Sawtooth Building for Insurity by Apr. 1. Remediation behind the main complex is 75% complete. Apartments are in design and planning stage. HFA Holdings has applied for the entire 17-acre campus to become a national historic park.
8	CT Center for Science and Exploration Hartford	Estimated at more than \$100 million	Regional cultural destination. Concept development plans call for a facility of more than 100,000 sq. ft.	State of Connecticut, Gov. John G. Rowland, Yale University, Pfizer, Conn. Health & Educational Facilities Authority	Executive committee is developing concept and planning fund-raising.
9	Front Street Hartford	\$100 million	The housing, retail and entertainment district of Adriaen's Landing will have 200,000 sq. ft. of retail space and 200 one- and two-bedroom apartments, with a skating rink and outdoor event space.	State of Connecticut, Capital Properties Associates LP	On schedule to launch in Q1 2004. Opening planned for mid-2005. The Department of Economic and Community Development awarded Front Street \$29 million in tax credits, and ESPN announced it will have some kind of physical presence in the development.
10	TJX Distribution Center Bloomfield	\$95 million	An 800,000-sq.-ft., state-of-the-art distribution center on Blue Hills Ave. for HomeGoods stores. To be built in two phases and eventually employ 900 people over the next several years.	TJX Cos. Inc., State of Connecticut, Town of Bloomfield	Phase I is almost operational. A 400,000-square-foot building is up, and the company will begin hiring its first 20 employees in January, and up to 200 in the next six months. Phase II possible in 2005 or 2006.
11	University of Hartford Development Projects Hartford	\$67 million	Performing Arts Center (PAC); Integrated Science, Engineering, and Technology (ISET) complex; and new athletics fields and facilities.	University of Hartford, State of Connecticut, federal government, private donors, and foundations	PAC property acquired, design under way; ISET project, which includes construction of new laboratory facilities and refurbishing of Dana Hall, to be completed in the summer of 2006; new athletics fields and facilities fund-raising efforts under way and design in place. Groundbreaking expected in summer 2005.
12	Wadsworth Atheneum Museum of Art Hartford	\$43 million raised to date	Major expansion to improve circulation and exhibit space, and to provide more public amenities.	Wadsworth Atheneum, State of Connecticut	Plans announced June 2002, but postponed after arrival of new museum director Willard Holmes. Plans now call for work to take place by 2005.
13	Sage Allen Hartford	\$43 million	125 units in former Sage Allen department store. Project will include 78 market rate loft apartments facing Main Street and 43 four-bedroom townhouses for graduate students and corporate interns.	Temple Street LLC, CCEDA, City of Hartford, Connecticut Housing Finance Authority	Financing assembled for apartment development. Construction expected to be under way by spring 2004. Demolition of Mixmaster building and reopening of Temple Street to start shortly.
14	Hartford Public Library Hartford	\$42 million	Renovation and expansion adds 44,000 sq. ft. in a three-story wing, and 90 new parking spaces.	City of Hartford	Library staff will move into the expanded space in January. The city is expected to award a renovation contract by the end of December, with construction to start in February.
15	Trumbull Centre Hartford	\$38.5 million	A 100-unit apartment complex with 88 units facing Bushnell Park and 12 in restored historic buildings on Lewis St. The project includes 8,000 sq. ft. of retail shops and a 600-car parking garage.	Martin J. Kenny, Trumbull on the Park LLC, Trumbull Center-CHFA Inc.	One-third complete. Project will open in two phases. Parking garage expected to open in August 2004. Apartments to be complete by December 2004.
16	Charter Oak Marketplace Hartford	\$30 million	Mall offering 325,000 sq. ft. of retail space on 35 acres. Tenants will include Wal-Mart and Marshalls. A federal Job Corps training center will be built on 20 acres. Ten acres available for industrial development.	CB&L Associates, City of Hartford, HEDC, Hartford Housing Authority	Under construction.
17	ADVO Windsor	\$23 million	160,725-sq.-ft. two-story production facility on a 29-acre site will house company operations, client services, a call center, engineering, state-of-the-art production and a 10,000-sq.-ft. R&D area.	ADVO	Project on time and on budget. Spring 2004 completion expected.

Source: Capital City Economic Development Authority, Hartford Economic Development Commission and various developers.